177.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,300 / 877,300
					USE VALUE:	877,300 / 877,300
					ASSESSED:	877,300 / 877,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALERI CARL A & ANNE M
Owner 2:	
Owner 3:	
Street 1:	50 UDINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,841 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Aluminum Exterior and 3341 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6841.000	439,600		437,700	877,300
Total Card	0.157	439,600		437,700	877,300
Total Parcel	0.157	439,600		437,700	877,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.59 | /Parcel: 262.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119295
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13856!

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,600	0	6,841.	437,700	877,300	877,300	Year End Roll	12/18/2019
2019	101	FV	326,600	0	6,841.	431,400	758,000	758,000	Year End Roll	1/3/2019
2018	101	FV	326,600	0	6,841.	331,400	658,000	658,000	Year End Roll	12/20/2017
2017	101	FV	326,600	0	6,841.	312,600	639,200	639,200	Year End Roll	1/3/2017
2016	101	FV	326,600	0	6,841.	287,600	614,200	614,200	Year End	1/4/2016
2015	101	FV	319,000	0	6,841.	268,800	587,800	587,800	Year End Roll	12/11/2014
2014	101	FV	319,000	0	6,841.	247,600	566,600	566,600	Year End Roll	12/16/2013
2013	101	FV	319,000	0	6,841.	247,600	566,600	566,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13856

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALERI ROBERT/E	22690-297		12/4/1992		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/1999	561	Addition	100,000	C				14X18 + 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	TTL REFUSAL	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/11/20	03:45:05

LAST REV

Date	Time
07/30/18	13:57:38
apro	

USER DEFINED

Prior Id # 1:	119295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6841		Sq. Ft.	Site		0	70.	0.91	6									437,663						437,700	

Total AC/HA: 0.15705 | Total SF/SM: 6841 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,663 | Spl Credit | Total: 437,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	1 - Plywood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04863322
Const Adj.:	0.96959996
Adj $ / SQ:	127.094
Other Features:	133671
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540048
Depreciation:	100449
Depreciated Total:	439599

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

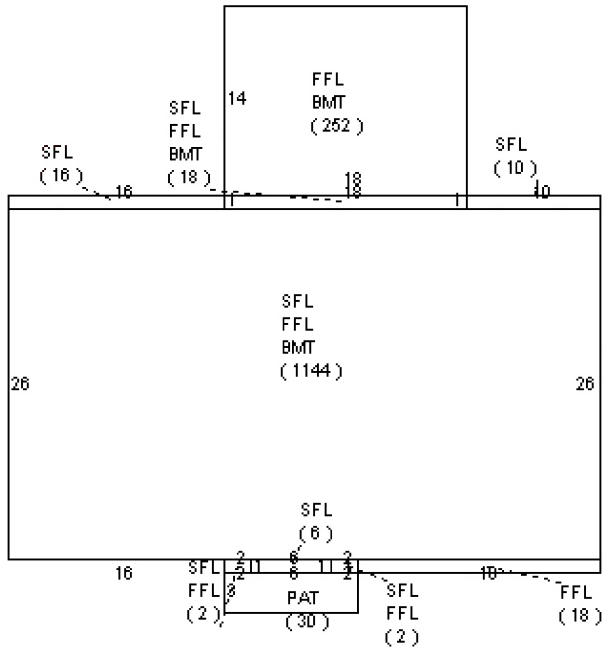
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.09
Special Features:	0	Val/Su Net:	107.80
Final Total:	439600	Val/Su SzAd	166.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,436	127.090	182,507
BMT	Basement	1,414	50.520	71,435
SFL	Second Floor	1,198	127.090	152,259
PAT	Patio	30	5.820	175

Net Sketched Area:	4,078		Total:	406,376	
Size Ad	2634	Gross Are	4078	FinArea	3341

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	